HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Kelowna CMA

Date Released: July 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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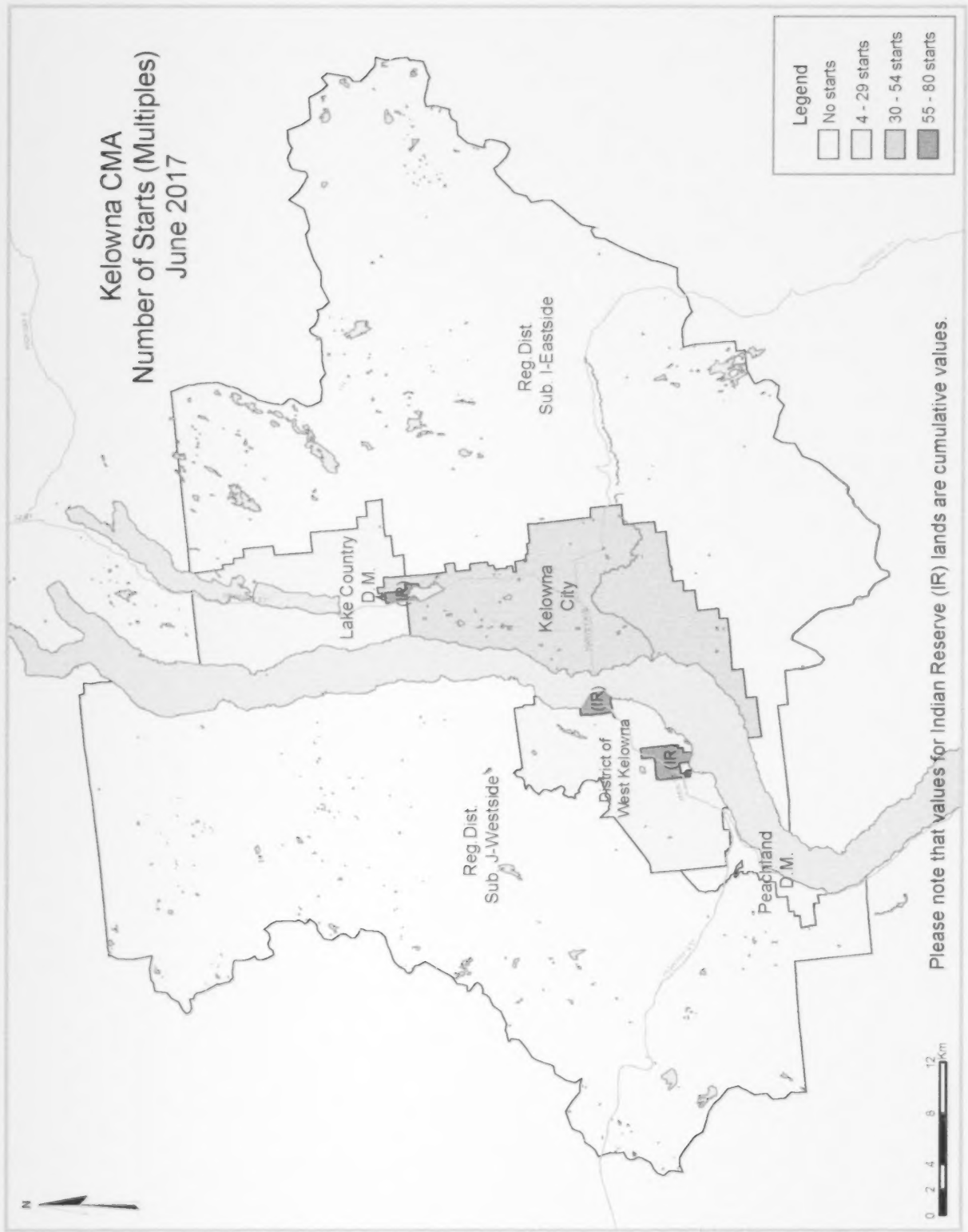
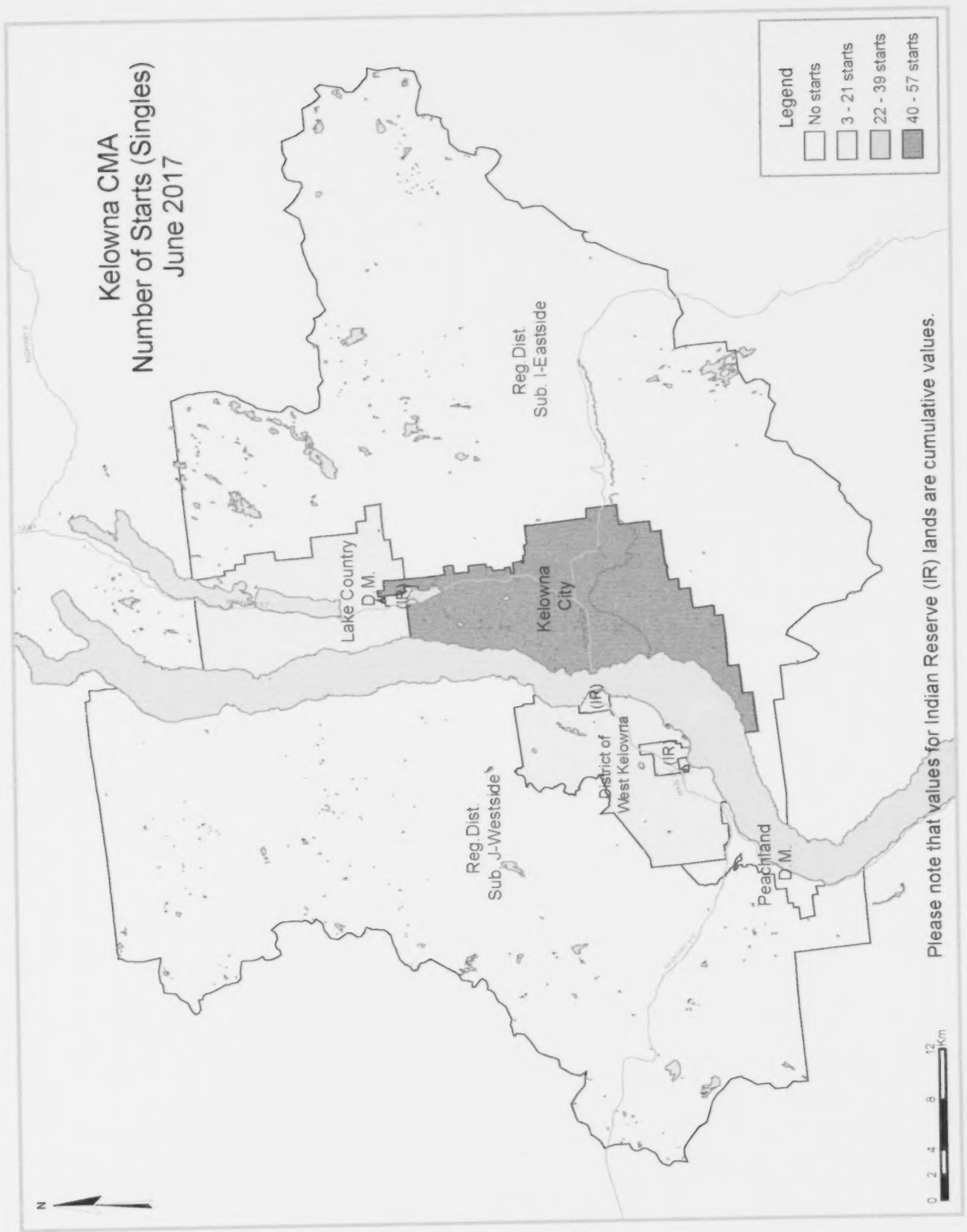
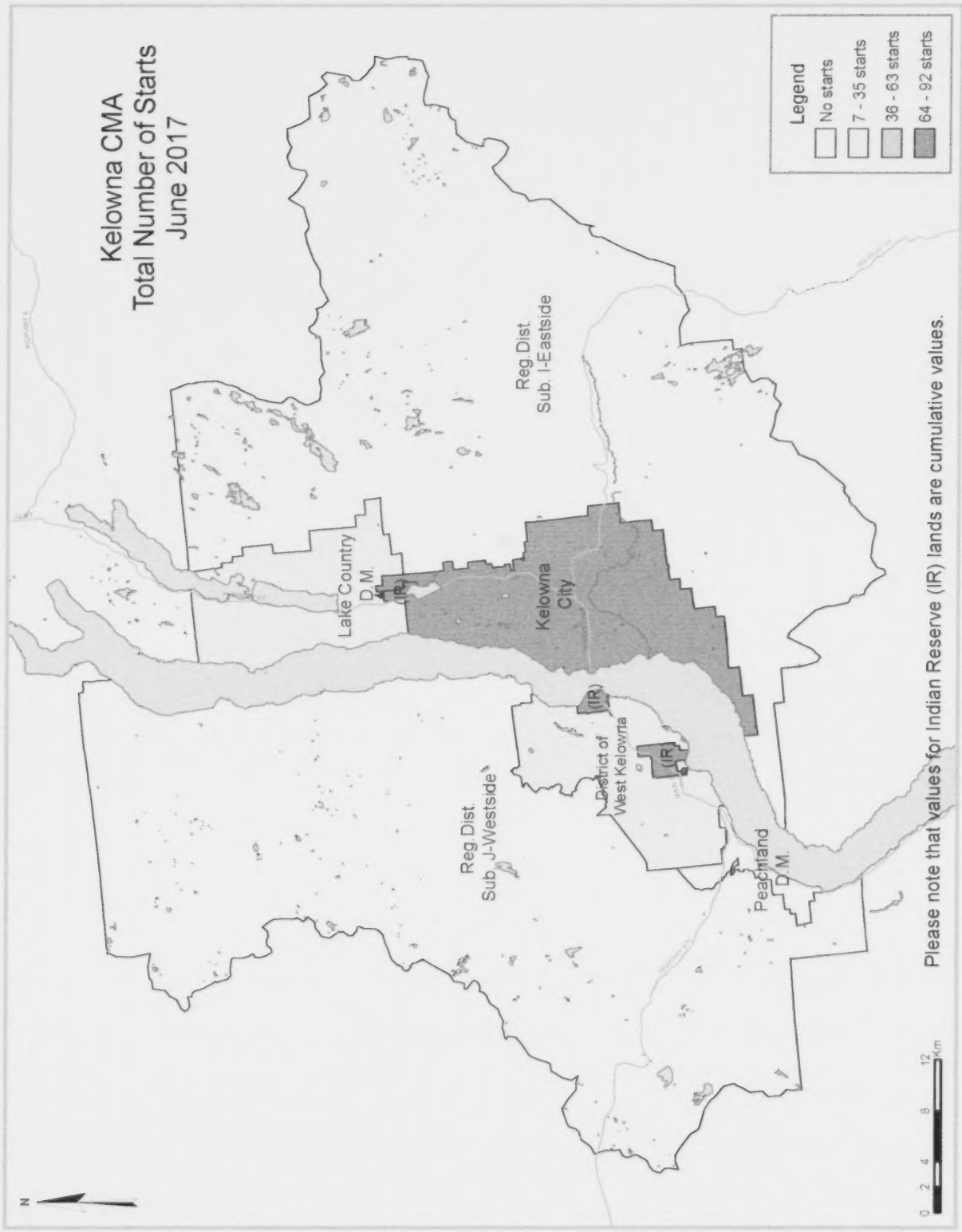
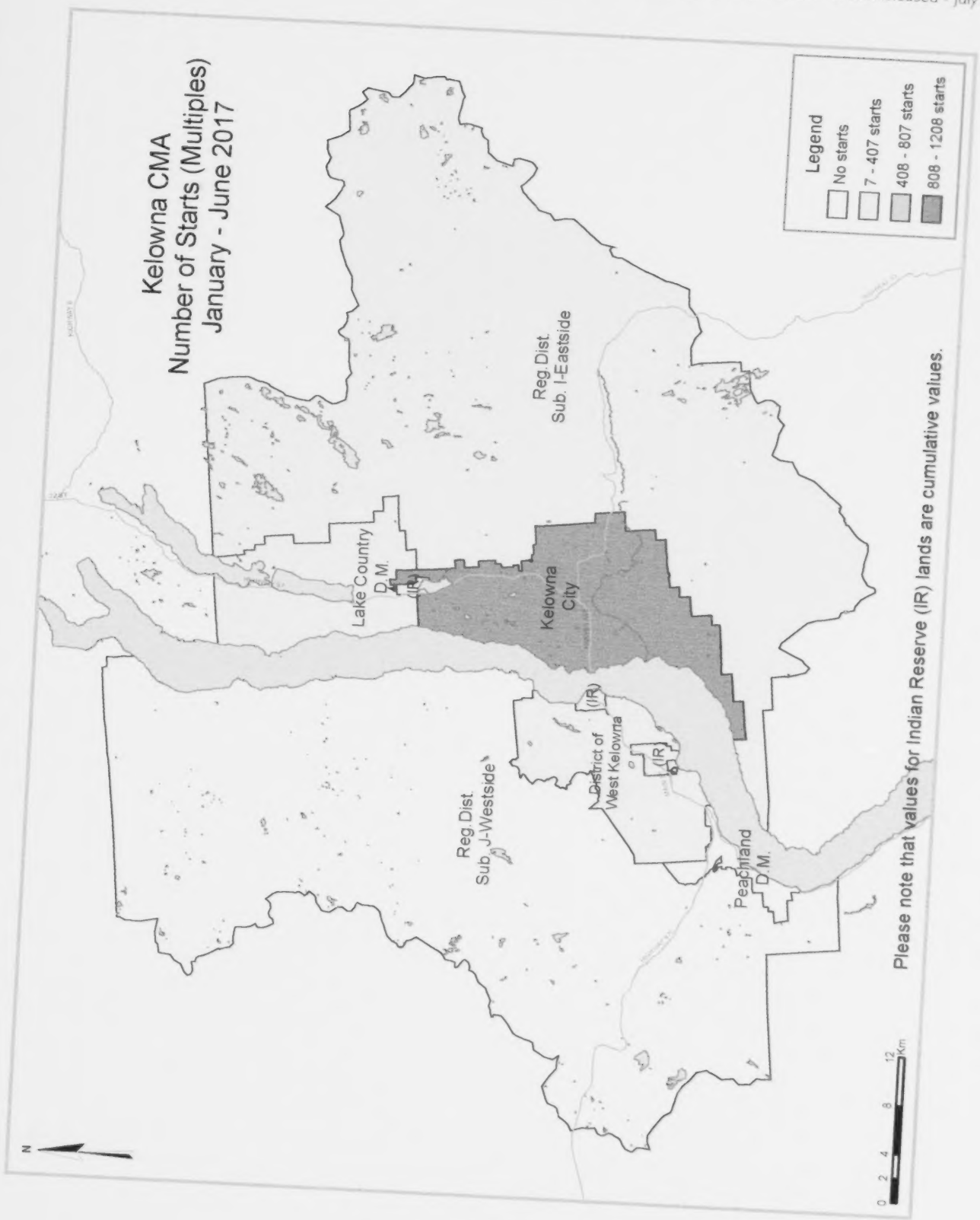
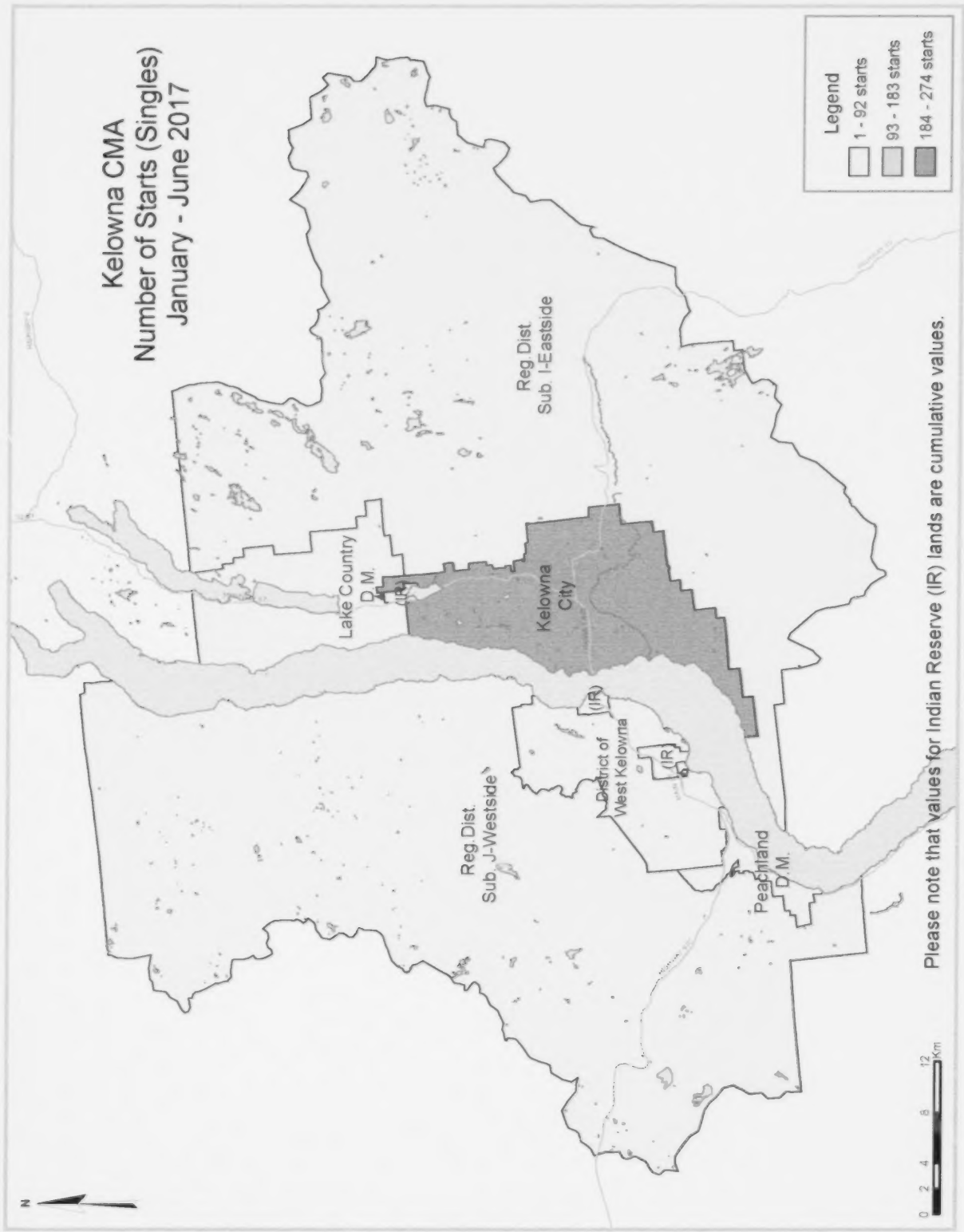
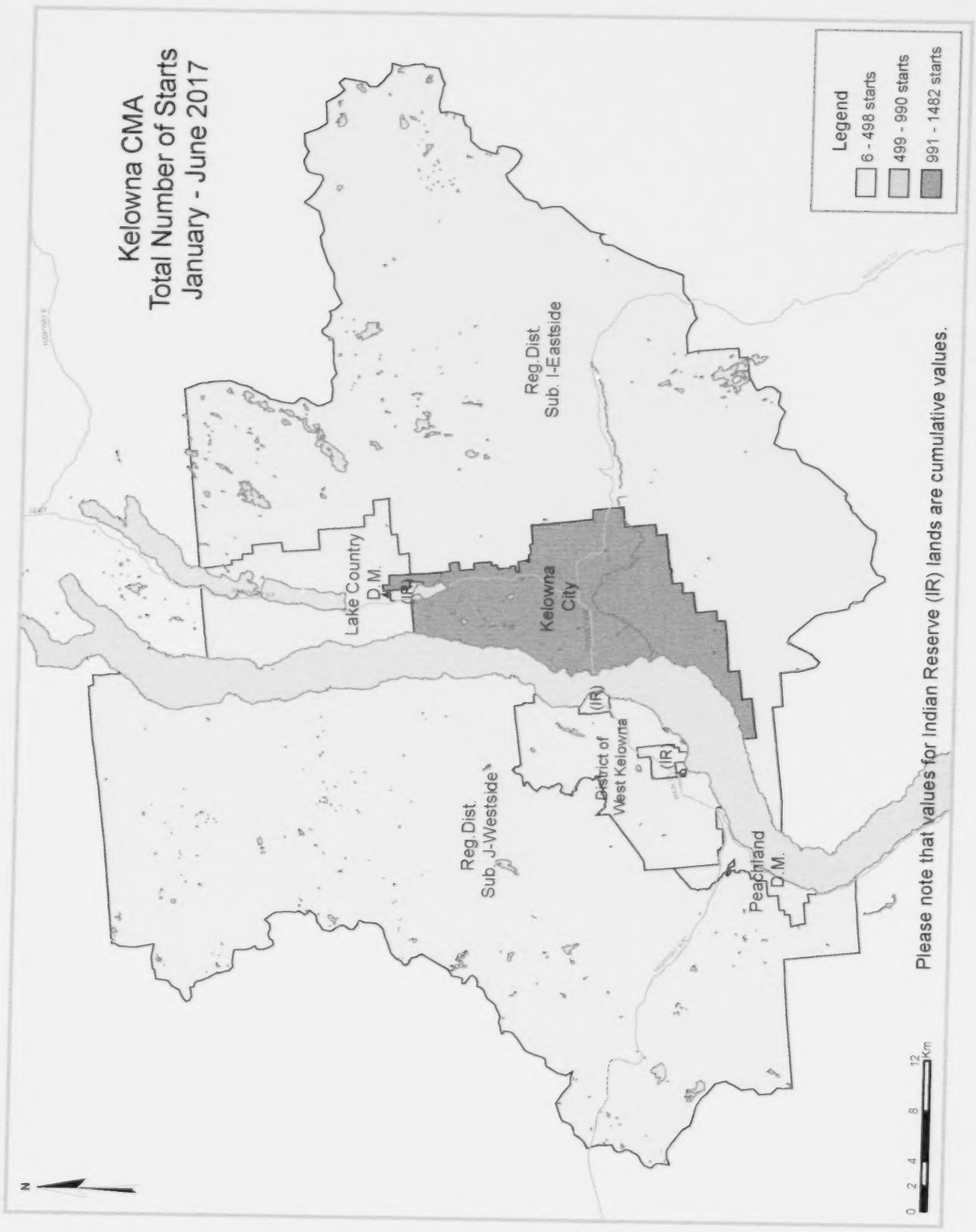

Kelowna CMA
Number of Starts (Multiples)
June 2017
Legend
No starts
4 - 29 starts
30 - 54 starts
55 - 80 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12
Km


Kelowna CMA
Number of Starts (Singles)
June 2017
Legend
No starts
3 - 21 starts
22 - 39 starts
40 - 57 starts
Reg Dist
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg Dist
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Total Number of Starts
June 2017
Legend
No starts
7 - 35 starts
36 - 63 starts
64 - 92 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Number of Starts (Multiples)
January - June 2017
Legend
No starts
7 - 407 starts
408 - 807 starts
808 - 1208 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Number of Starts (Singles)
January - June 2017
Legend
1 - 92 starts
93 - 183 starts
184 - 274 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Total Number of Starts
January - June 2017
Legend
6 - 498 starts
499 - 990 starts
991 - 1482 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2017		
Kelowna CMA[1]	May 2017	June 2017
Trend[2]	4,029	3,842
SAAR	5,577	2,603
	June 2016	June 2017
Actual		
June - Single-Detached	62	77
June - Multiples	55	134
June - Total	117	211
January to June - Single-Detached	303	447
January to June - Multiples	690	1,408
January to June - Total	993	1,855

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kelowna CMA
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2017	73	0	0	0	20	0	24	94	211
June 2016	51	6	0	6	42	0	5	7	117
% Change	43.1	-100.0	n/a	-100.0	-52.4	n/a	**	**	80.3
Year-to-date 2017	419	26	15	11	127	208	37	1,012	1,855
Year-to-date 2016	275	30	0	8	157	144	20	359	993
% Change	52.4	-13.3	n/a	37.5	-19.1	44.4	85.0	181.9	86.8
UNDER CONSTRUCTION									
June 2017	740	68	20	48	243	867	48	1,156	3,190
June 2016	481	60	0	8	275	296	25	474	1,619
% Change	53.8	13.3	n/a	**	-11.6	192.9	92.0	143.9	97.0
COMPLETIONS									
June 2017	57	10	0	2	27	56	5	8	165
June 2016	45	0	0	0	34	30	4	4	117
% Change	26.7	n/a	n/a	n/a	-20.6	86.7	25.0	100.0	41.0
Year-to-date 2017	229	36	0	15	102	56	30	111	579
Year-to-date 2016	263	56	0	0	122	168	34	105	748
% Change	-12.9	-35.7	n/a	n/a	-16.4	-66.7	-11.8	5.7	-22.6
COMPLETED & NOT ABSORBED									
June 2017	62	5	0	2	22	0	n/a	n/a	91
June 2016	89	16	0	0	24	0	n/a	n/a	129
% Change	-30.3	-68.8	n/a	n/a	-8.3	n/a	n/a	n/a	-29.5
ABSORBED									
June 2017	51	6	0	3	27	56	n/a	n/a	143
June 2016	41	0	0	0	32	30	n/a	n/a	103
% Change	24.4	n/a	n/a	n/a	-15.6	86.7	n/a	n/a	38.8
Year-to-date 2017	230	37	0	15	118	56	n/a	n/a	456
Year-to-date 2016	258	54	0	0	139	179	n/a	n/a	630
% Change	-10.9	-31.5	n/a	n/a	-15.1	-68.7	n/a	n/a	-27.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kelowna City									
June 2017	53	0	0	0	4	0	24	11	92
June 2016	22	4	0	0	31	0	5	5	67
Lake Country D.M.									
June 2017	3	0	0	0	3	0	0	1	7
June 2016	10	0	0	0	3	0	0	2	15
District of West Kelowna									
June 2017	14	0	0	0	13	0	0	2	29
June 2016	11	2	0	6	8	0	0	0	27
Peachland D.M.									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	1	0	0	0	0	0	0	0	1
Reg. Dist. Sub. J - Westside									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	2	0	0	0	0	0	0	0	2
Reg. Dist. Sub. I - Eastside									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
First Nations									
June 2017	3	0	0	0	0	0	0	80	83
June 2016	5	0	0	0	0	0	0	0	5
Kelowna CMA									
June 2017	73	0	0	0	20	0	24	94	211
June 2016	51	6	0	6	42	0	5	7	117

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kelowna City									
June 2017	402	22	5	19	119	834	42	1,026	2,469
June 2016	227	30	0	1	190	263	21	449	1,181
Lake Country D.M.									
June 2017	112	4	0	5	42	0	2	28	193
June 2016	90	6	0	0	19	0	3	17	135
District of West Kelowna									
June 2017	149	6	0	21	68	33	3	20	300
June 2016	71	4	0	7	39	33	1	7	162
Peachland D.M.									
June 2017	19	0	0	2	0	0	0	1	22
June 2016	24	2	0	0	4	0	0	0	30
Reg. Dist. Sub. J - Westside									
June 2017	28	0	0	1	0	0	0	0	29
June 2016	34	0	0	0	0	0	0	1	35
Reg. Dist. Sub. I - Eastside									
June 2017	4	6	0	0	14	0	1	1	26
June 2016	5	6	0	0	0	0	0	0	11
First Nations									
June 2017	26	30	15	0	0	0	0	80	151
June 2016	30	12	0	0	23	0	0	0	65
Kelowna CMA									
June 2017	740	68	20	48	243	867	48	1,156	3,190
June 2016	481	60	0	8	275	296	25	474	1,619

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kelowna City									
June 2017	28	8	0	0	15	56	4	6	117
June 2016	25	0	0	0	12	30	4	4	75
Lake Country D.M.									
June 2017	10	0	0	2	0	0	1	2	15
June 2016	6	0	0	0	10	0	0	0	16
District of West Kelowna									
June 2017	9	0	0	0	8	0	0	0	17
June 2016	5	0	0	0	12	0	0	0	17
Peachland D.M.									
June 2017	1	0	0	0	4	0	0	0	5
June 2016	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. J - Westside									
June 2017	3	0	0	0	0	0	0	0	3
June 2016	5	0	0	0	0	0	0	0	5
Reg. Dist. Sub. I - Eastside									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
First Nations									
June 2017	6	2	0	0	0	0	0	0	8
June 2016	4	0	0	0	0	0	0	0	4
Kelowna CMA									
June 2017	57	10	0	2	27	56	5	8	165
June 2016	45	0	0	0	34	30	4	4	117

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Kelowna CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	686	90	0	54	313	516	45	492	2,196
% Change	13.4	-23.7	n/a	**	18.1	**	104.5	168.9	71.6
2015	605	118	0	1	265	86	22	183	1,280
% Change	-3.8	-11.3	n/a	-96.0	38.0	-37.7	-63.9	37.6	-2.4
2014	629	133	0	25	192	138	61	133	1,311
% Change	18.2	35.7	n/a	150.0	82.9	56.8	64.9	-7.0	29.4
2013	532	98	0	10	105	88	37	143	1,013
% Change	1.1	44.1	-100.0	n/a	-11.8	83.3	105.6	186.0	21.2
2012	526	68	7	0	119	48	18	50	836
% Change	5.0	-9.3	n/a	n/a	45.1	-50.0	-70.0	-58.3	-10.5
2011	501	75	0	0	82	96	60	120	934
% Change	-10.2	50.0	-100.0	-100.0	0.0	**	140.0	-43.4	-2.4
2010	558	50	6	12	82	12	25	212	957
% Change	50.4	150.0	n/a	0.0	-11.8	-88.7	0.0	**	45.7
2009	371	20	0	12	93	106	25	30	657
% Change	-47.5	**	n/a	-47.8	-69.3	-90.6	-28.6	-49.2	-70.9
2008	707	2	0	23	303	1,128	35	59	2,257
% Change	-32.2	n/a	n/a	-45.2	-9.0	-14.0	-22.2	96.7	-19.5
2007	1,043	0	0	42	333	1,312	45	30	2,805

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Black Mountain	5	3	0	2	0	0	2	1	7	6	16.7
Ellison/Joe Rich	0	0	0	0	0	0	0	0	0	0	n/a
Glenrosa	0	0	0	0	0	0	0	0	0	0	n/a
Glenmore	13	3	0	0	0	9	8	1	21	13	61.5
North Glenmore	1	0	0	0	0	0	0	0	1	0	n/a
Kelowna Core Area	6	6	0	2	24	3	0	0	30	11	172.7
Lake Country	3	10	0	0	3	3	1	2	7	15	-53.3
Lakeview Heights	4	8	0	0	0	0	1	0	5	8	-37.5
Lower Mission	4	3	0	4	0	0	0	0	4	7	-42.9
Peachland	0	1	0	0	0	0	0	0	0	1	-100.0
Rutland	10	4	0	4	0	9	0	1	10	18	-44.4
Southeast Kelowna	1	0	0	0	0	0	0	0	1	0	n/a
Shannon Lake	4	3	2	0	0	0	1	0	7	3	133.3
Upper Mission	17	8	0	2	0	0	1	2	18	12	50.0
Westbank	1	0	0	0	0	0	0	0	1	0	n/a
West Kelowna	5	6	2	2	9	8	0	0	16	16	0.0
Westside	0	2	0	0	0	0	0	0	0	2	-100.0
First Nations	3	5	0	0	0	0	80	0	83	5	**
Kelowna CMA	77	62	4	16	36	32	94	7	211	117	80.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Black Mountain	19	19	4	4	5	0	4	3	32	26	23.1
Ellison/Joe Rich	1	3	6	0	0	0	1	0	8	3	166.7
Glenrosa	6	2	0	0	0	0	3	0	9	2	**
Glenmore	93	36	0	6	0	20	215	5	308	67	**
North Glenmore	8	4	0	0	35	18	537	338	580	360	61.1
Kelowna Core Area	43	21	2	14	36	24	335	106	416	165	152.1
Lake Country	65	53	4	8	15	7	19	9	103	77	33.8
Lakeview Heights	33	22	0	0	0	0	7	0	40	22	81.8
Lower Mission	9	9	0	18	9	0	0	0	18	27	-33.3
Peachland	6	10	0	2	0	4	0	0	6	16	-62.5
Rutland	16	13	2	12	0	17	1	1	19	43	-55.8
Southeast Kelowna	16	4	0	0	0	0	2	1	18	5	**
Shannon Lake	11	10	6	0	0	0	1	2	18	12	50.0
Upper Mission	70	38	6	2	0	0	15	5	91	45	102.2
Westbank	2	0	0	0	0	0	0	33	2	33	-93.9
West Kelowna	13	15	2	2	32	12	0	0	47	29	62.1
Westside	12	17	0	0	0	0	0	0	12	17	-29.4
First Nations	24	27	14	4	10	13	80	0	128	44	190.9
Kelowna CMA	447	303	46	72	142	115	1,220	503	1,855	993	86.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Black Mountain	0	0	0	0	0	0	2	1
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	0	9	0	0	0	0	8	1
North Glenmore	0	0	0	0	0	0	0	0
Kelowna Core Area	4	3	20	0	0	0	0	0
Lake Country	3	3	0	0	0	0	1	2
Lakeview Heights	0	0	0	0	0	0	1	0
Lower Mission	0	0	0	0	0	0	0	0
Peachland	0	0	0	0	0	0	0	0
Rutland	0	9	0	0	0	0	0	1
Southeast Kelowna	0	0	0	0	0	0	0	0
Shannon Lake	0	0	0	0	0	0	1	0
Upper Mission	0	0	0	0	0	0	1	2
Westbank	0	0	0	0	0	0	0	0
West Kelowna	9	8	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	80	0
Kelowna CMA	16	32	20	0	0	0	94	7

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Black Mountain	5	0	0	0	0	0	4	3
Ellison/Joe Rich	0	0	0	0	0	0	1	0
Glenrosa	0	0	0	0	0	0	3	0
Glenmore	0	20	0	0	0	0	215	5
North Glenmore	35	18	0	0	0	87	537	251
Kelowna Core Area	16	24	20	0	208	24	127	82
Lake Country	15	7	0	0	0	0	19	9
Lakeview Heights	0	0	0	0	0	0	7	0
Lower Mission	9	0	0	0	0	0	0	0
Peachland	0	4	0	0	0	0	0	0
Rutland	0	17	0	0	0	0	1	1
Southeast Kelowna	0	0	0	0	0	0	2	1
Shannon Lake	0	0	0	0	0	0	1	2
Upper Mission	0	0	0	0	0	0	15	5
Westbank	0	0	0	0	0	33	0	0
West Kelowna	32	12	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	10	13	0	0	0	0	80	0
Kelowna CMA	122	115	20	0	208	144	1,012	359

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Black Mountain	4	5	0	0	3	1	7	6
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	13	3	0	9	8	1	21	13
North Glenmore	1	0	0	0	0	0	1	0
Kelowna Core Area	4	1	4	5	22	5	30	11
Lake Country	3	10	3	3	1	2	7	15
Lakeview Heights	4	2	0	6	1	0	5	8
Lower Mission	4	3	0	4	0	0	4	7
Peachland	0	1	0	0	0	0	0	1
Rutland	9	6	0	11	1	1	10	18
Southeast Kelowna	1	0	0	0	0	0	1	0
Shannon Lake	4	3	2	0	1	0	7	3
Upper Mission	17	8	0	2	1	2	18	12
Westbank	1	0	0	0	0	0	1	0
West Kelowna	5	8	11	8	0	0	16	16
Westside	0	2	0	0	0	0	0	2
First Nations	3	5	0	0	80	0	83	5
Kelowna CMA	73	57	20	48	118	12	211	117

Table 2.5: Starts by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Black Mountain	23	22	4	0	5	4	32	26
Ellison/Joe Rich	3	3	4	0	1	0	8	3
Glenrosa	6	2	0	0	3	0	9	2
Glenmore	91	35	0	26	217	6	308	67
North Glenmore	8	4	35	105	537	251	580	360
Kelowna Core Area	35	9	224	60	157	96	416	165
Lake Country	66	54	17	13	20	10	103	77
Lakeview Heights	31	14	1	7	8	1	40	22
Lower Mission	9	14	9	12	0	1	18	27
Peachland	6	12	0	4	0	0	6	16
Rutland	17	20	0	21	2	2	19	43
Southeast Kelowna	9	4	6	0	3	1	18	5
Shannon Lake	13	10	4	0	1	2	18	12
Upper Mission	69	37	7	3	15	5	91	45
Westbank	2	0	0	33	0	0	2	33
West Kelowna	13	17	34	12	0	0	47	29
Westside	11	17	1	0	0	0	12	17
First Nations	48	31	0	13	80	0	128	44
Kelowna CMA	460	305	346	309	1,049	379	1,855	993

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Black Mountain	6	2	2	0	3	0	3	1	14	3	**
Ellison/Joe Rich	0	0	0	0	0	0	0	0	0	0	n/a
Glenrosa	0	0	0	0	0	0	0	0	0	0	n/a
Glenmore	13	5	0	0	5	4	3	0	21	9	133.3
North Glenmore	1	2	0	0	0	0	56	31	57	33	72.7
Kelowna Core Area	1	4	2	4	5	4	0	0	8	12	-33.3
Lake Country	13	6	0	2	0	8	2	0	15	16	-6.3
Lakeview Heights	1	2	0	0	0	0	0	0	1	2	-50.0
Lower Mission	3	3	2	0	0	0	0	0	5	3	66.7
Peachland	1	0	0	0	4	0	0	0	5	0	n/a
Rutland	3	5	2	0	0	0	0	1	5	6	-16.7
Southeast Kelowna	0	2	0	0	0	0	0	0	0	2	-100.0
Shannon Lake	6	2	0	0	0	8	0	0	6	10	-40.0
Upper Mission	5	6	2	0	0	0	0	1	7	7	0.0
Westbank	0	0	0	0	0	0	0	0	0	0	n/a
West Kelowna	2	1	0	0	8	4	0	0	10	5	100.0
Westside	3	5	0	0	0	0	0	0	3	5	-40.0
First Nations	6	4	2	0	0	0	0	0	8	4	100.0
Kelowna CMA	64	49	12	6	25	28	64	34	165	117	41.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Black Mountain	16	18	8	0	3	0	8	6	35	24	45.8
Ellison/Joe Rich	2	2	4	6	0	0	0	0	6	8	-25.0
Glenrosa	5	0	0	0	0	0	1	0	6	0	n/a
Glenmore	40	22	2	6	20	16	5	2	67	46	45.7
North Glenmore	3	5	0	0	14	0	57	100	74	105	-29.5
Kelowna Core Area	14	17	10	18	16	48	78	147	118	230	-48.7
Lake Country	49	56	4	12	3	12	9	7	65	87	-25.3
Lakeview Heights	12	11	0	0	0	0	1	1	13	12	8.3
Lower Mission	10	8	10	2	0	13	2	0	22	23	-4.3
Peachland	6	3	0	2	4	4	0	0	10	9	11.1
Rutland	17	25	10	4	9	0	1	5	37	34	8.8
Southeast Kelowna	5	8	0	0	0	0	1	0	6	8	-25.0
Shannon Lake	19	13	0	0	0	19	2	1	21	33	-36.4
Upper Mission	22	34	4	6	0	0	2	2	28	42	-33.3
Westbank	0	1	0	0	0	0	0	0	0	1	-100.0
West Kelowna	14	9	4	2	16	4	0	1	34	16	112.5
Westside	10	15	0	0	0	0	0	1	10	16	-37.5
First Nations	21	30	6	24	0	0	0	0	27	54	-50.0
Kelowna CMA	265	277	62	82	85	116	167	273	579	748	-22.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Black Mountain	3	0	0	0	0	0	3	1
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	5	4	0	0	0	0	3	0
North Glenmore	0	0	0	0	56	30	0	1
Kelowna Core Area	5	4	0	0	0	0	0	0
Lake Country	0	8	0	0	0	0	2	0
Lakeview Heights	0	0	0	0	0	0	0	0
Lower Mission	0	0	0	0	0	0	0	0
Peachland	4	0	0	0	0	0	0	0
Rutland	0	0	0	0	0	0	0	1
Southeast Kelowna	0	0	0	0	0	0	0	0
Shannon Lake	0	8	0	0	0	0	0	0
Upper Mission	0	0	0	0	0	0	0	1
Westbank	0	0	0	0	0	0	0	0
West Kelowna	8	4	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Kelowna CMA	25	28	0	0	56	30	8	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Black Mountain	3	0	0	0	0	0	8	6
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	1	0
Glenmore	20	16	0	0	0	0	5	2
North Glenmore	14	0	0	0	56	96	1	4
Kelowna Core Area	16	28	0	20	0	72	78	75
Lake Country	3	12	0	0	0	0	9	7
Lakeview Heights	0	0	0	0	0	0	1	1
Lower Mission	0	13	0	0	0	0	2	0
Peachland	4	4	0	0	0	0	0	0
Rutland	0	0	9	0	0	0	1	5
Southeast Kelowna	0	0	0	0	0	0	1	0
Shannon Lake	0	19	0	0	0	0	2	1
Upper Mission	0	0	0	0	0	0	2	2
Westbank	0	0	0	0	0	0	0	0
West Kelowna	16	4	0	0	0	0	0	1
Westside	0	0	0	0	0	0	0	1
First Nations	0	0	0	0	0	0	0	0
Kelowna CMA	76	96	9	20	56	168	111	105

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Black Mountain	5	2	5	0	4	1	14	3
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	13	5	5	4	3	0	21	9
North Glenmore	1	2	56	30	0	1	57	33
Kelowna Core Area	3	1	5	8	0	3	8	12
Lake Country	10	6	2	10	3	0	15	16
Lakeview Heights	1	2	0	0	0	0	1	2
Lower Mission	4	3	0	0	1	0	5	3
Peachland	1	0	4	0	0	0	5	0
Rutland	3	4	0	0	2	2	5	6
Southeast Kelowna	0	2	0	0	0	0	0	2
Shannon Lake	6	2	0	8	0	0	6	10
Upper Mission	7	6	0	0	0	1	7	7
Westbank	0	0	0	0	0	0	0	0
West Kelowna	2	1	8	4	0	0	10	5
Westside	3	5	0	0	0	0	3	5
First Nations	8	4	0	0	0	0	8	4
Kelowna CMA	67	45	85	64	13	8	165	117

Table 3.5: Completions by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Black Mountain	21	17	5	0	9	7	35	24
Ellison/Joe Rich	4	8	2	0	0	0	6	8
Glenrosa	4	0	0	0	2	0	6	0
Glenmore	38	22	23	22	6	2	67	46
North Glenmore	3	5	70	96	1	4	74	105
Kelowna Core Area	8	12	24	114	86	104	118	230
Lake Country	44	65	9	14	12	8	65	87
Lakeview Heights	10	11	1	0	2	1	13	12
Lower Mission	14	7	4	15	4	1	22	23
Peachland	6	5	4	4	0	0	10	9
Rutland	14	27	9	0	14	7	37	34
Southeast Kelowna	4	8	1	0	1	0	6	8
Shannon Lake	19	13	0	19	2	1	21	33
Upper Mission	23	40	3	0	2	2	28	42
Westbank	0	1	0	0	0	0	0	1
West Kelowna	16	9	18	6	0	1	34	16
Westside	10	15	0	0	0	1	10	16
First Nations	27	54	0	0	0	0	27	54
Kelowna CMA	265	319	173	290	141	139	579	748

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Black Mountain													
June 2017	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	-	-
June 2016	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2017	1	5.3	2	10.5	4	21.1	12	63.2	0	0.0	19	-	787,115
Year-to-date 2016	1	5.6	4	22.2	12	66.7	1	5.6	0	0.0	18	-	-
Ellison/Joe Rich													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Glenrosa													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Glenmore													
June 2017	1	9.1	0	0.0	1	9.1	7	63.6	2	18.2	11	-	877,222
June 2016	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	1	3.0	0	0.0	8	24.2	17	51.5	7	21.2	33	-	860,537
Year-to-date 2016	0	0.0	1	4.0	12	48.0	6	24.0	6	24.0	25	-	1,033,246
North Glenmore													
June 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
June 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2016	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	6	-	-
Kelowna Core Area													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	2	33.3	3	50.0	0	0.0	0	0.0	1	16.7	6	-	-
Lake Country													
June 2017	0	0.0	2	16.7	5	41.7	2	16.7	3	25.0	12	-	848,748
June 2016	1	20.0	1	20.0	0	0.0	2	40.0	1	20.0	5	-	870,581
Year-to-date 2017	4	8.7	14	30.4	17	37.0	5	10.9	6	13.0	46	-	878,672
Year-to-date 2016	5	8.8	31	54.4	11	19.3	5	8.8	5	8.8	57	580,000	664,486
Lakeview Heights													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	1	10.0	2	20.0	0	0.0	2	20.0	5	50.0	10	-	1,125,760
Year-to-date 2016	0	0.0	0	0.0	1	11.1	4	44.4	4	44.4	9	-	-
Lower Mission													
June 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
June 2016	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	-	-
Year-to-date 2017	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	-	1,856,250
Year-to-date 2016	0	0.0	1	14.3	2	28.6	1	14.3	3	42.9	7	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peachland													
June 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	20.0	0	0.0	4	80.0	0	0.0	5	-	-
Year-to-date 2016	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	-	-
Rutland													
June 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
June 2016	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	-	455,907
Year-to-date 2017	6	46.2	5	38.5	0	0.0	2	15.4	0	0.0	13	-	-
Year-to-date 2016	11	57.9	6	31.6	0	0.0	1	5.3	1	5.3	19	-	455,907
Southeast Kelowna													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	-	-
Year-to-date 2016	1	20.0	0	0.0	2	40.0	0	0.0	2	40.0	5	-	-
Shannon Lake													
June 2017	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	-	688,725
June 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	2	12.5	2	12.5	11	68.8	1	6.3	0	0.0	16	-	688,725
Year-to-date 2016	4	40.0	3	30.0	3	30.0	0	0.0	0	0.0	10	-	-
Upper Mission													
June 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	1,301,250
June 2016	0	0.0	0	0.0	1	12.5	5	62.5	2	25.0	8	-	909,931
Year-to-date 2017	0	0.0	2	6.7	8	26.7	5	16.7	15	50.0	30	-	1,091,422
Year-to-date 2016	0	0.0	5	15.6	10	31.3	14	43.8	3	9.4	32	-	783,995
Westbank													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
West Kelowna													
June 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	2	14.3	2	14.3	10	71.4	0	0.0	0	0.0	14	-	633,000
Year-to-date 2016	2	15.4	2	15.4	6	46.2	0	0.0	3	23.1	13	-	737,860
Westside													
June 2017	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0	4	-	572,768
June 2016	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	-	-
Year-to-date 2017	8	80.0	1	10.0	0	0.0	0	0.0	1	10.0	10	-	572,768
Year-to-date 2016	12	85.7	0	0.0	1	7.1	1	7.1	0	0.0	14	-	354,066
First Nations													
June 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
June 2016	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2017	12	92.3	1	7.7	0	0.0	0	0.0	0	0.0	13	-	371,580
Year-to-date 2016	28	96.6	1	3.4	0	0.0	0	0.0	0	0.0	29	-	331,150

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2017						
Submarket	June 2017	June 2016	% Change	YTD 2017	YTD 2016	% Change
Black Mountain	-	-	n/a	787,115	-	n/a
Ellison/Joe Rich	-	-	n/a	-	-	n/a
Glenrosa	-	-	n/a	-	-	n/a
Glenmore	877,222	-	n/a	860,537	1,033,246	-16.7
North Glenmore	-	-	n/a	-	-	n/a
Kelowna Core Area	-	-	n/a	-	-	n/a
Lake Country	848,748	870,581	-2.5	878,672	664,486	32.2
Lakeview Heights	-	-	n/a	1,125,760	-	n/a
Lower Mission	-	-	n/a	1,856,250	-	n/a
Peachland	-	-	n/a	-	-	n/a
Rutland	-	455,907	n/a	-	455,907	n/a
Southeast Kelowna	-	-	n/a	-	-	n/a
Shannon Lake	688,725	-	n/a	688,725	-	n/a
Upper Mission	1,301,250	909,931	43.0	1,091,422	783,995	39.2
Westbank	-	-	n/a	-	-	n/a
West Kelowna	-	-	n/a	633,000	737,860	-14.2
Westside	572,768	-	n/a	572,768	354,066	61.8
First Nations	-	-	n/a	371,580	331,150	12.2
Kelowna CMA	814,577	859,973	-5.3	832,597	699,981	18.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kelowna

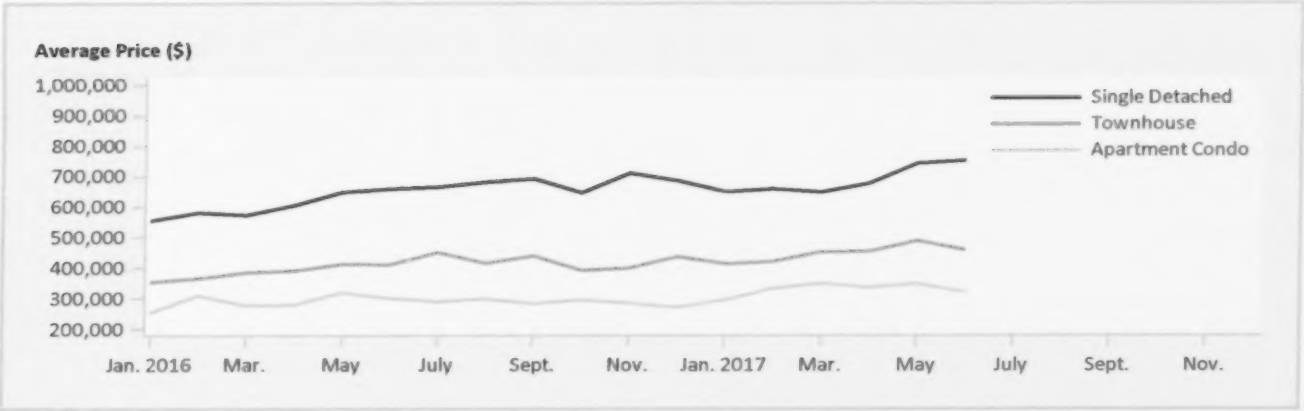


Figure 5.2: MLS® Residential Sales for Kelowna

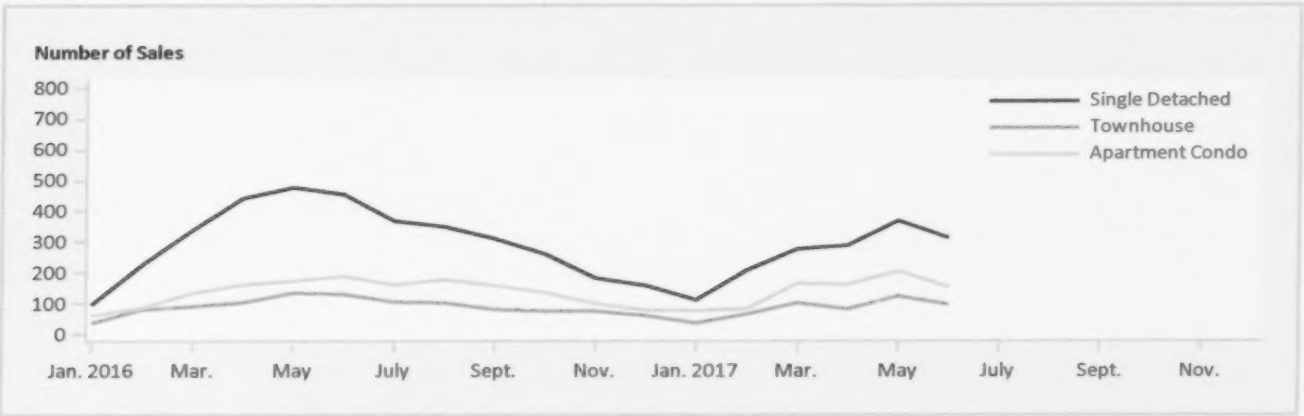
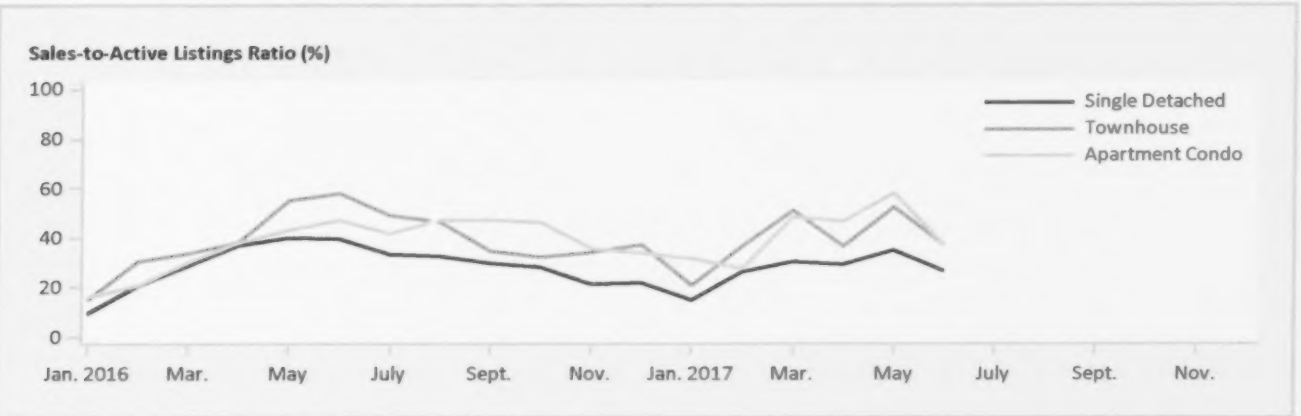


Figure 5.3: MLS® Residential Sales-to-Active Listings Ratio for Kelowna



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Okanagan Mainline Real Estate Board (OMREB)
Note: Based on boundaries of the OMREB - Central Okanagan.

Table 6: Economic Indicators
June 2017

		Interest Rates			NHPI, Total, 2016.12 =100 (B.C.)	CPI, 2002 =100 (B.C.)	Kelowna Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	96.3	120.7	90.7	7.7	64.0	919
	February	561	3.14	4.64	97.1	120.8	89.6	8.1	63.3	920
	March	561	3.14	4.64	97.4	121.8	90.0	8.1	63.5	918
	April	561	3.14	4.64	97.7	121.8	90.5	7.9	63.6	914
	May	561	3.14	4.64	98.8	122.7	90.1	8.2	63.3	915
	June	561	3.14	4.64	99.2	123.1	90.3	7.6	63.0	920
	July	567	3.14	4.74	99.7	123.3	89.2	7.4	62.0	921
	August	567	3.14	4.74	99.7	123.4	89.4	7.4	61.9	923
	September	561	3.14	4.64	100.0	123.2	89.4	7.5	61.8	924
	October	561	3.14	4.64	100.3	123.1	90.7	8.1	63.0	927
	November	561	3.14	4.64	100.0	122.7	92.4	8.7	64.5	925
	December	561	3.14	4.64	100.0	122.7	93.9	8.7	65.4	921
2017	January	561	3.14	4.64	99.9	123.5	95.3	8.3	66.1	921
	February	561	3.14	4.64	100.0	123.6	94.9	7.4	65.1	925
	March	561	3.14	4.64	100.5	124.2	96.2	6.4	65.1	927
	April	561	3.14	4.64	101.5	124.4	97.4	4.8	64.7	925
	May	561	3.14	4.64	103.4	125.0	99.8	4.0	65.7	919
	June	561	3.14	4.64		125.2	100.6	3.6	65.7	919
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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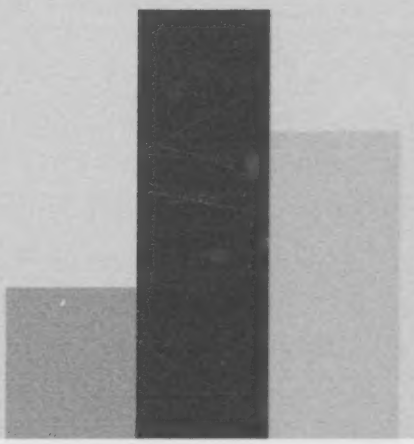

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